



**FINAL ADMINISTRATIVE DECISION
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: SRP SUB, LLC
DOCKET NO.: 16-43944.001-R-1
PARCEL NO.: 31-17-105-014-0000

The parties of record before the Property Tax Appeal Board are SRP SUB, LLC, the appellant, by attorney Abby L. Strauss, of Schiller Strauss & Lavin PC in Chicago, and the Cook County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds **No Change** in the assessment of the property as established by the **Cook** County Board of Review is warranted. The correct assessed valuation of the property is:

LAND: \$4,402
IMPR.: \$7,516
TOTAL: \$11,918

Subject only to the State multiplier as applicable.

Statement of Jurisdiction

The appellant timely filed the appeal from a 2015 Final Administrative Decision of the Property Tax Appeal Board pursuant to section 16-185 of the Property Tax Code (35 ILCS 200/16-185) in order to challenge the assessment for the 2016 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

Findings of Fact

The subject property consists of a two-story dwelling of frame construction with 1,497 square feet of living area. The dwelling was approximately 36 years old. Features of the home include a concrete slab foundation, central air conditioning and a one-car garage. The property has a 14,675 square foot site and is located in Matteson, Rich Township, Cook County. The subject is classified as a class 2-07 property under the Cook County Real Property Assessment Classification Ordinance.

The appellant's appeal is based on overvaluation and a contention of law. In support of the overvaluation argument, the appellant submitted evidence disclosing the subject property was purchased on December 17, 2013 for a price of \$85,000. A copy of the Settlement Statement reflecting the purchase price with a settlement date of December 30, 2013 was also submitted along with the sales contract and the Illinois Real Estate Transfer Declaration.

The appellant also submitted a copy of the decision issued in Docket No. 15-39733.001-R-1 which was issued based upon the appellant's evidence and the default of the Cook County Board of Review for not timely filing evidence. The decision indicated that the correct total assessment for the subject property for tax year 2015 was \$8,500.

Based on this evidence and argument, the appellant requested a reduction in the subject's assessment to reflect the purchase price for a total assessment of \$8,500.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$11,918. The subject's assessment reflects a market value of \$119,180 or \$79.61 per square foot of living area, land included, when using the level of assessment for class 2 property of 10% under the Cook County Real Property Assessment Classification Ordinance.

As part of its comparable sales grid analysis, the board of review also reported that the subject property sold in January 2016 for a price of \$723,120 or \$483.05 per square foot of living area. No other data concerning this sale was provided to establish that it was an arm's-length transaction. Furthermore, the board of review did not request an increase in the assessment of the subject property due to this 2016 sale.

In support of the subject's assessment, the board of review submitted information on four comparables with sales data. The comparable properties are located in the same neighborhood code assigned by the assessor as the subject. The comparables consist of two-story frame dwellings that range in age from 28 to 40 years old. The dwellings range in size from 1,304 to 1,579 square feet of living area and are situated on sites ranging in size from 8,365 to 10,010 square feet of land area. Three of the comparables have partial or full basements, two of which have finished area; one comparable has a concrete slab foundation. Two of the comparables have central air conditioning and three comparables have either a one-car or a two-car garage. One comparable also has a fireplace. The comparables sold between February 2013 and October 2016 for prices ranging from \$130,500 to \$723,120 or from \$83.98 to \$491.92 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

Counsel for the appellant provided a written rebuttal reiterating that the 2015 assessment be "rolled over to the tax year 2016."

Conclusion of Law

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill.Admin.Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill.Admin.Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The parties submitted data concerning a 2013 sale of the subject property, a 2016 sale of the subject property and sales of four comparable properties of similar style, age, size and most features to support their respective positions before the Property Tax Appeal Board. The Board gave little weight to the subject's 2013 sale price due to the fact the sale did not occur as proximate in time to the assessment date at issue as did other sales contained in the record. Similarly, the Board gave reduced weight to the reported 2016 sale of the subject and board of review comparable sale #2 as these sale prices appear to be outliers when compared to the other sales in the record. The Board also gave little weight to board of review sale #3 that occurred in 2013 as the sale was not as proximate in time to the assessment date at issue of January 1, 2016.

The Board finds the best evidence of market value in the record to be comparable sales #1 and #4 submitted by the board of review. These comparables were similar to the subject in location, style, construction, features, age and/or land area. These properties also sold proximate in time to the assessment date at issue. These comparables sold in May and October 2016 for prices of \$139,900 and \$160,000 or for \$101.33 and \$107.29 per square foot of living area, including land. The subject's assessment reflects a market value of \$119,180 or \$79.61 per square foot of living area, including land, which is below the best comparable sales in this record.

Based on an analysis of the sales data in this record, the Board finds the subject's assessment is not excessive and a reduction in the subject's assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.

Chairman



Member

Member



Member

Member

DISSENTING: _____

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: December 23, 2019



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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